This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 890986 DEEDWARR
07/19/2022 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220719-0082857

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $300,000.00

Affiant Signature

Subscribed and sworn to before me on this the 15 Day of July 2022

Notary Public

My Commission expires 2/23/25

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Carlos S. Luna
12957 Courage Crossing
Fishers, IA 46037

SEND TAX BILLS TO:
Carlos S. Luna
12957 Courage Crossing
Fishers, IA 46037

MAP AND PARCEL NUMBER: Tax ID #: 14716014100

WARRANTY DEED

22NT01065

Effective the 15 Day of July, 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Sandra Elizabeth Rozell and Jannifer Gale Rice

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Carlos S. Luna, a married man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Said property is more particularly described as follows:

LAND in Davidson County, Tennessee being Lot No. 55 on the plan of Tusculum Fields, of record in Book 2330, page 16, Register's Office for said County.

SAID Lot No. 55 fronts 70 feet on the Westerly margin of Pearson Place and extends back between parallel lines 198.4 feet to a dead line in the rear.

Being the same property as conveyed to Sandra Elizabeth Rozell and Jannifer Gale Rice by Executor's Deed from Sandra Elizabeth Rozell and Jannifer Gale Rice, Co-Executors of the Estate of Virginia D. Simmons aka Octive Virginia Simmons and Virginia D. Whorley dated 09/30/2021 recorded 10/13/2021 in Book NA, Page NA, as Document Number 20211013-0137767, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is an improved property commonly known as: 5009 Pearson Pl, Nashville, TN 37211-5417

Witness our hands this the 15 day of July, 2022

Sandra Elizabeth Rozell

Sandra Elizabeth Rozell

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Sandra Elizabeth Rozell**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: 2/25/25

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Witness our hands this the 15 day of July, 2022

Jannifer Gale Rice

Jannifer Gale Rice

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jannifer Gale Rice**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: 2/25/25

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Beth Turner, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticate according to law on 7/15/2022, (date of document).

Affiant Signature

7/19/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19 day of July, 2022.

(SEAL)

Notary's Signature
My Commission Expires: 1/6/25

Lauren Deckman
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON